## Table of Contents

File_1989-0056			Name: 266 ½ Rd. – Nonconform Use – Bud Smock			
	<ul> <li>A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the in some instances, not all entries designated to be scanned by the department are present in the file. There are also documents specific to certain files, not found on the standard list. For this reason, a checklist has been provided.</li> <li>Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick guide for the contents of each file.</li> <li>Files denoted with (**) are to be located using the ISYS Query System. Planning Clearance will need to be typed in full, as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc.</li> </ul>					
X	X	Table of Contents				
		Review Sheet Summary				
X		Application Form				
		Review Sheets				
, , ,		Receipts for fees paid for anything				
		*Submittal checklist				
		*General project report				
	Reduced copy of final plans or drawings					
		Reduction of assessor's map.				
		Evidence of title, deeds, easements			······································	
	*Mailing list to adjacent property owners					
		Public notice cards				
	$ \rightarrow$	Record of certified mail			· · · · · · · · · · · · · · · · · · ·	
	_	Legal description				
		Appraisal of raw land				
	_	Reduction of any maps – final copy *Final reports for drainage and soils (geotechnical reports)			·	
	-	Other bound or non-bound reports				
		Traffic studies			······································	
	-	*Petitioner's response to comments				
	-	*Staff Reports				
		*Planning Commission staff report and exhibits		<u> </u>		
		*City Council staff report and exhibits		******		
		*Summary sheet of final conditions				
		*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration date)				
DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:						
87	N/	Diamain Of				
		Planning Clearance - ** - 6/1/90 Letter from Linda A. Weitzel to Bud Smock re: explanation of nonconforming		+	, the second	
		uses – 11/9/89				
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Grand Junction Planning Department 250 North Fifth Street Grand Junction, Colorado 81501-2668 (303) 244–1430

November 9, 1989

Mr. Bud Smock Bray & Company 2249 Broadway Grand Junction, CO 81503

Dear Bud:

As per our phone conversation regarding the property located at 266 27 1/2 Road, tax schedule number 2945-251-02-011, the following does apply to this non-conforming use:

1. Currently there is a stick built home and a mobile home on this parcel. The zoning is residential single family, RSF-8, and does not allow two residential units on the same parcel except as a non-conforming use.

2. In order to remove the tailings, the existing mobile home will be removed. Since the non-conforming use remains in effect for one year, another mobile home may be placed on that site as long as it is done within this time frame.

3. A newer mobile home is acceptable to this Department as long as it meets the following requirements: it must be HUD approved; it must be place in the same location as the former unit; it must be a single wide; and it can be no larger that 980 square feet (14 X 70). This would bring the use closer to compliance with the Zoning & Development Code

All applicable permits must be obtained such as a planning 4. clearance and building permit.

Attached is a copy of Section 4-9 Non-Conforming Uses. If you have any question, please give me a call at 244-1430.

Sincerely,

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Linda A. Weitzel Planning Technician

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